



**State of Connecticut**  
**HOUSE OF REPRESENTATIVES**  
STATE CAPITOL  
HARTFORD, CONNECTICUT 06106-1591

**REPRESENTATIVE RUSSELL A. MORIN**  
TWENTY-EIGHTH ASSEMBLY DISTRICT

LEGISLATIVE OFFICE BUILDING  
ROOM 4100  
CAPITOL: 860-240-8500  
TOLL FREE: (800) 842-8267  
FAX: (860) 240-0206  
E-MAIL: [Russell.Morin@cga.ct.gov](mailto:Russell.Morin@cga.ct.gov)

**DEPUTY MAJORITY LEADER**

**MEMBER**  
COMMERCE COMMITTEE  
FINANCE, REVENUE AND BONDING COMMITTEE  
LEGISLATIVE MANAGEMENT COMMITTEE  
TRANSPORTATION COMMITTEE

**Testimony from Representative Russell A. Morin in Support of House Bill 5292**  
An Act Concerning the Protecting Tenants in Foreclosure Act

Banking Committee Public Hearing  
February 25, 2016

Good Afternoon Senator Winfield, Representative Lesser, and Distinguished Members of the Banking Committee,

I unfortunately am not able to offer testimony in person today, but I would like to offer my support of House Bill 5292 for the record. I support legislation that would require any immediate successor in interest in such property pursuant to the foreclosure is required to provide immediate, written, certified notice to tenant occupant(s) of a foreclosed property. This should not be subject to lessee bona fide restrictions. Currently, many tenants do not receive adequate notice if their property owner is being foreclosed on. This can create undue hardships for individuals and families who rent.

In addition to the provisions outlined in this bill, I would also suggest that the following language is considered as an amendment:

*Should a previous mortgagor/Landlord (foreclosed holder of interest) accept, request or deceive to receive rent monies from an uninformed occupant tenant, after a foreclosure is complete, this should be classified as larceny and subject to the full force of in place law.*

I am grateful for the opportunity to submit testimony on this important legislation and I welcome any questions.